



Order Filed on July 8, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Timothy P. Neumann, Esq. [TN6429]
Geoffrey P. Neumann, Esq. [59702019]
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*Attorneys for Debtors-in-Possession,
George Sarios and Cindy Sarios*

In Re:

GEORGE SARIOS and
CINDY SARIOS,

Debtors.

Case No.: 22-12916

Chapter 11

Judge: Michael B. Kaplan

Hearing Date: 5/5/2022

**ORDER AUTHORIZING THE SALE OF DEBTORS' INTEREST IN REAL PROPERTY
COMMONLY KNOWN AS 61 REDWOOD DRIVE, MONMOUTH COUNTY,
NEW JERSEY FREE AND CLEAR OF LIENS WITH
VALID LIENS TO ATTACH TO PROCEEDS OF SALE**

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following pages, numbered two (2) through three (3) is
hereby **ORDERED**.

DATED: July 8, 2022

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

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Debtor: George Sarios and Cindy Sarios

Case No.: 22-12916/MBK

Caption of Order: Order Approving Sale of Real Property

Upon consideration of the application/motion of the Debtors (the “**Motion**”), for an order authorizing the sale of 61 Redwood Drive, Monmouth County, New Jersey (the “**Property**”), and good cause appearing therefore, it is hereby ORDERED as follows:

1. Pursuant to 11 U.S.C. §§363(b), the Debtors are authorized to sell the Property on the terms and conditions of the contract of sale as modified.
2. The proceeds of sale must be used to satisfy the liens for real estate taxes and other municipal liens and the mortgage liens. Until such satisfaction the Property is not free and clear of those liens.
3. The sale is free and clear of all liens not described in paragraph 2 above, including without limitation, tax liens of the United States of America, which liens shall not be paid at closing from the proceeds of sale but which, to the extent such liens are valid, will attach to the proceeds of sale with the same priority as they had encumbered the Property.
4. In accordance with D.N.J. LBR 6004-5, the Motion and the *Notice of Proposed Private Sale* included a request to pay the real estate broker(s) identified below at closing.

Therefore the following professional(s) may be paid at closing.

Name of professional:	Amount to be paid:	Services rendered:
Burke & Manna Real Estate	2%	Seller's Agent
Berkshire Hathaway HS Fox & Roach Peter Roache/Theresa Capuano	2%	Buyer's Agent

5. The Purchaser is a “good faith” purchaser under the criteria set forth in *In re Abbotts Dairies of Pennsylvania, Inc.* 788 F.2d 143 (3rd Cir. 1986).

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Debtor: George Sarios and Cindy Sarios

Case No.: 22-12916/MBK

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6. Other closing fees payable by the Debtors may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
 7. This Court shall retain jurisdiction to enforce and implement the provision of this Order and to resolve any dispute concerning the sale of the Property, or the rights and duties of all interested parties.
 8. This Order may be recorded with the County Clerk to evidence that the Property was authorized to be sold.
 9. Proper, timely, adequate and sufficient notice of the sale has been provided in accordance with 11 U.S.C. §§ 102, 105(a) and 363 and Rules 2002, 6004 and 9014 of the Bankruptcy, such notice was good and sufficient, and appropriate under the particular circumstances, and no other or further notice of the Sale shall be required
 10. The 14-day stay of Bankr. Rule 6004(h) does not apply and the sale of the Property can be consummated upon entry of this Order.

In re:
George Sarios
Cindy Sarios
Debtors

Case No. 22-12916-MBK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jul 08, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 10, 2022:

Recip ID	Recipient Name and Address
db/jdb	George Sarios, Cindy Sarios, 1801 Pitney St, Oakhurst, NJ 07755-2840

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 10, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 8, 2022 at the address(es) listed below:

Name	Email Address
David B. Grantz	on behalf of Creditor OceanFirst Bank N.A., successor by merger to TwoRiver Community Bank dgrantz@meyner.com, ckelly@meyner.com
Geoffrey P. Neumann	on behalf of Plaintiff George Sarios geoff.neumann@gmail.com timothy.neumann25@gmail.com;btassillo@aol.com
Geoffrey P. Neumann	on behalf of Joint Debtor Cindy Sarios geoff.neumann@gmail.com timothy.neumann25@gmail.com;btassillo@aol.com
Geoffrey P. Neumann	on behalf of Plaintiff Cindy Sarios geoff.neumann@gmail.com timothy.neumann25@gmail.com;btassillo@aol.com
Geoffrey P. Neumann	on behalf of Debtor George Sarios geoff.neumann@gmail.com timothy.neumann25@gmail.com;btassillo@aol.com
Kyle Francis Eingorn	on behalf of Creditor McCormick 110 LLC keingorn@dbblegal.com
Margaret Mcgee	on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov

District/off: 0312-3

User: admin

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Date Rcvd: Jul 08, 2022

Form ID: pdf903

Total Noticed: 1

Matthew Patrick Dolan

on behalf of Creditor OceanFirst Bank N.A., successor by merger to TwoRiver Community Bank mdolan@meyner.com

Stephen Gillespie

on behalf of Creditor Hudson Insurance Company stephengillespie@westerlaw.com brendaharling@westerlaw.com

Timothy P. Neumann

on behalf of Joint Debtor Cindy Sarios timothy.neumann25@gmail.com
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com;geoff.neumann@gmail.com

Timothy P. Neumann

on behalf of Debtor George Sarios timothy.neumann25@gmail.com
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com;geoff.neumann@gmail.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 12